

**Country Club Homes Association
Board of Directors Meeting
April 27, 2009, 7:15 p.m. to 9:00 p.m.**

Board Members Present:

Peg Horner, President	Mary Lu Johnston, Director
Nancy Reicher, Treasurer	Kevin, Karst, Director
Catherine Forbes, Secretary	Matt Kelly, Director
Phil Watkins, Director, Newsletter	Katrina Vaught, Director

Approval of Minutes:

Minutes from the February 05, 2009 meeting were officially and unanimously approved.

Budget Review:

Nancy Reicher, Treasurer, presented the budget report.

- HACCD rescinded postal costs for mailing a charge for snow removal along with the 2009 dues bills. We had not asked for a snow removal assessment to be placed on our 2009 dues bills.
- Homeowners who paid the snow removal charge along with their 2009 dues bill and did not ask for a refund will get that charge applied to their 2010 dues.
- No bill from the snow removal contractor has been received to date.

Old Business:

Wornall/Meyer Pillars

Closed. Pillars have been repaired.

CCHA By-Laws Update

Nancy Reicher made needed corrections and provided to Board for review.

- Determined that changes made did not affect intent of by-laws. Therefore, no need for a vote of approval by association members/homeowners at the 2009 Annual Meeting (Fall Rendezvous).
- Board approved changes with one addition of a footnote at the bottom to read: "April 27, 2009: the Board of Directors of Country Club Homes Association corrected typos and clarified language to more clearly conform to the intent of the membership."

Dues Delinquencies

- Homeowner tracked to now living in Belgium. Has paid outstanding dues. Good work Mary Lu!
- 13 delinquents as of April 1 as compared to 30 same time last year. Three of which had liens filed last year.
- An article was placed in the December 2008 newsletter informing homeowners that starting February 2009, interest on outstanding account balances will accrue monthly.
- Newsletter to run a reminder article that interest now accrues monthly and congrats to those blocks with 100% remittance.
- Reminder letters to be considered later.

CCHA 2009 Annual Meeting/Fall Event

Members are to bring event ideas for discussion at next meeting. Of note for this year:

- Have something to entertain/occupy the children.
- Discourage attendance of our four-legged friends due to complaints of animals getting into attendees' food.

Garage Sale

Saturday, June 06, 2009.

- Sign cost of \$35 each (\$26 per sign plus \$9 per stake) approved by board. Nancy Reicher to order from Fast Signs, Westport.
- Nancy Reicher to place newspaper ad to run two days prior to and on the day of the event.
- Peg Horner to put all signs up along Wornall and Ward on Wednesday before the event and remove signs on Saturday after the event.
- Reminder: Bulky Trash pick up can be scheduled by appointment by calling 311.

Block Captains

- Matt Kelly has recruited Mary Grimaldi to fill 400 block of Huntington Block Captain position. Way to go Matt!
- Two positions still open -- 600 blocks of 59th and 61st Streets. Kevin Karst to approach a possible candidate he has in mind.

New Business:

Neighborhood Security

Stacy Stockton, representing a neighborhood security patrol, approached Nancy Reicher. Ms. Stockton asked if the board coordinates neighbors for service.

- Board agreed that we don't coordinate homes for service(s) and there's no need for an article in the newsletter as a neighborhood security article was already done.
- Nancy to respond as per above, offer to provide handouts at the upcoming Fall Rendezvous, and inform Ms. Stockton that her company is welcome to run a line-item ad in the newsletter (\$10 donation for one ad, \$15 for two, \$18 for three).

Newsletter

Phil Watkins reported that we picked up two paid (donations) advertisers. Bravo Phil! He's completing the May issue and will begin work on the next newsletter, due to distribute late July 2009.

Last minute changes to May issue:

- Add short delinquencies article
- Nancy to edit/re-submit Cell Phone No Call article

Possible article topics for July issue (due out 30 days prior to Fall Rendezvous event):

- **Automated Phone Menus** – made simple (Peg)
- **Flu Shots** – where, when, cost. (Catherine)
- **Delinquent association dues** – Who's late and a reminder that Interest accrues on a monthly basis. (Nancy)
- **Home Improvement Focus** – Tips on working with Contractors, safety, energy efficiency, etc. (Kevin)
- **Home Insurance** – (Matt)
- List of **Block Captains** and **Homes Association of Country Club District** website: www.haccd.org.
- **New Neighbors** (Catherine/Phil)
- **Newsletter advertising** contact, fees, and requirements. (Phil)

Next Meeting

July 2009. Date/time to be determined. Location Phil Watkins': 621 W. 58th Terrace.

Thanks to everyone for your hard work, support, and input!